

19/06/2014
C106

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

BUILDING HEIGHT CONTROL FOR NON-RESIDENTIAL BUILDINGS IN THE INLAND MINIMAL RESIDENTIAL GROWTH AREA

1.0

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Design objectives

- To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.
- To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.
- To maintain a strong landscape character with buildings set within vegetated surrounds.

2.0

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Buildings and works

Permit not required

A permit is not required to construct a building or to construct or carry out works for a residential building or dwelling.

A permit is not required to construct a building or to construct or carry out works for any other use with a building height of not more than 2 storeys and not more than:

- 8 metres, or
- 9 metres where the slope of the natural ground level at any cross section of the site of the building wider than 8 metres is 2.5 degrees or more.

Where building height is expressed in storeys, it excludes a basement as defined, unless the basement projects more than 1.2m above natural ground level. Whereas an attic, mezzanine, balcony or building over a car parking area are each considered to be a storey.

Permit requirement

All applications must be accompanied by a written statement and plan that demonstrates how the proposed building achieves the design objectives of this Schedule.

3.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the design objectives of this Schedule have been met.
- Whether the development respects and is compatible with the surrounding residential character.
- Whether the proposed building height exceeds the preferred building height of up to 2 storeys.

- Whether the proposed siting, height, design, building setbacks and landscaping will be in keeping with the character of the area.
- The effect of the building height on the scale and character of the area.

4.0

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Reference documents

Bayside Height Control Study, Hansen Partnership March 2000

Bayside Urban Character Report, Ratio Consultants 1999

Bayside Housing Strategy (September 2012)